

Triple net investments For Sale | Triple Net / Sale | Drugstores

3795 West Shields Avenue . West Side , CA 93722

Off-Market. For sale Rite Aid in Fresno , CA
For more information contact the listing agent, MICHAEL WALSETH 949.400.4261 michael.walseth@e.kidder.com

Listing Info

Listing ID: 2907
Sold

For Sale

Posted: 10/13/2021 9:27 am | On HOMeIZ: 923 days | Updated: 2 years ago | Views: 1390

\$3,180,000

Location Map

Listing Presented by

Property Type

Property status	Sold
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Property Price

Asking Price	\$3180000
Last Sold Price	\$3180000
Last Sold Date	10/14/2021

Property Location & Description

Listing Headline	Off-Market. For sale Rite Aid in Fresno , CA For more information contact the listing agent, MICHAEL WALSETH 949.400.4261 michael.walseth@e.kidder.com
Property Description	Fresno , California.

Tenant Information

Tenant Overview	National Tenants (Public company)
No. of Locations	2,464
Credit Rating	B-
Total Revenue	21.9 billion
Net Worth	7.591 billion
Headquarters	Camp Hill, PA
Tenant Business	Drugstore
Tenant/Company Website	https://www.riteaid.com/locations/ca/fresno/3795-west-shields-avenue.html
Store #	05869

Tenancy Type

Tenancy	Single
Tenant is a Franchise	Yes
Number of Tenants	1

Corporate Overview

Stock Symbol	RAD
Total Assets Value	\$9335000

Property Overview

Year built	1996
Overall Property Condition	Very good
Construction Status	Exist
Total Building Sq. Ft.	16415
Total Lot Size	1.6 Acres
Net Leasable Area	16415 Sq. Ft.
APN#	442-030-33
Parking Type	Off-street
Distressed	No
Zoning	C-5
Number of Floors	1

Income

Commission split %	Contact listing agent%
Price per Sq. Ft.	\$194
Cap Rate	4.20%
NOI	\$133560
Rent to sales ratio	No Data%
Annual Property Tax Rate for this property	1.25%
Responsibility for Property Tax increase	Tenant

Lease overview

Initial Lease term / Month	10
Lease Remaining Years	
Renewal Options	No Data
Annual Rent Increase %	No Data%
Termination Clause	Landlord Option
Sales Report Available	Do not know
Income tax free State	No
Roof & Structure Responsibility	Tenant
Options to Purchase	NO
Right of First Refusal	Yes

Lease Guarantor

Guarantee Type	Cooperate
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Lease Structure

Lease Type	100% Absolute Triple Net Lease (NNN Lease)
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Sewer

Type of Sewer	Sewer System (Public)
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Investment Overview

Type of use	Investor
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Ownership Overview

Ownership Type	Fee simple absolute
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Property Highlights

Highlights	Attractive Price Point, Lease Term, and Rental Increases
	Off-Market Transaction
	National Record Breaking Sale for NNN Pharmacy Investment

More information

MLS URL of this listing to link to your own site or brokerage site	
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